

# Clarke County

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## PLANNING COMMISSION BRIEFING MEETING MINUTES TUESDAY, MARCH 29, 2016



A briefing meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, March 29, 2016.

### ATTENDANCE

**Present:** George L. Ohrstrom, II; Anne Caldwell; Robina Bouffault; Randy Buckley; Douglas Kruhm; Frank Lee; Jon Turkel; Cliff Nelson; Mary Daniel

**Absent:** Gwendolyn Malone; Scott Kreider

**Staff Present:** Brandon Stidham, Planning Director; Ryan Fincham, Senior Planner/Zoning Administrator

### CALLED TO ORDER

Chair Ohrstrom called the meeting to order at 3:02.

### AGENDA

Members approved the agenda by consensus as presented by Staff.

Mr. Stidham began the meeting with an overview of the items for the Commission's April 1 meeting.

Mr. Fincham reviewed the Loy/Jones rezoning application and explained how it relates to the boundary line adjustment being requested by Catherine Loy and Philip Jones. Ms. Bouffault asked whether the Shenandoah Retreat Land Corporation has agreed to the rezoning and Mr. Fincham replied yes. Ms. Caldwell asked for confirmation that the rezoning would not permit the lot to be developed any further and Mr. Fincham said yes. Mr. Lee asked whether there was a drainfield permit issued for the existing house. Mr. Fincham said that the permit was issued in 1982.

Mr. Stidham provided the members with an update on the Hecate Energy special use permit application. He noted that the Public Hearing scheduled for the April 1 meeting has been cancelled and explained the reasons for the cancellation. He added that Staff has mailed notice of the cancellation to the adjoining property owners and also posted notice on the County website. He said that the Applicant has already paid the \$500 re-advertising fee required as a result of their deferral request. Ms. Daniel asked if this is over and above the cost for the public hearing ad and Mr. Stidham said that this fee is intended to cover the additional advertising costs to the County.

Mr. Stidham concluded his overview by reviewing all of the remaining technical items that the Applicant has been asked to address. Regarding the outdoor lighting, Mr. Ohrstrom asked if the security lighting has to be shielded and down-cast. Mr. Stidham replied yes and that all lighting on the site would have to meet this requirement. Mr. Lee reported that at the Site Plan Committee meeting, he asked for information on how much noise would be produced with the installation of posts during the construction process. Ms. Daniel asked if the noise ordinance would apply to construction noise. Mr. Stidham said that the ordinance would apply if noise levels are exceeded although he did not know how the Sheriff's Office would handle enforcement.

Mr. Fincham reviewed the Ritzenberg/Wakeley minor subdivision application. He noted that due to outstanding issues with VDOT's recommendation on sight distance clearing at the North Hill Lane entrance and a recently-identified issue regarding the location of a proposed drainfield in relation to a potential existing spring, Staff is now recommending a one-month deferral to the May Commission meeting. Mr. Stidham noted that the Commission has 60 days to act on a proposed minor subdivision. He said that in order to avoid any conflicts with this review period, he recommends that the Commission defer action on the plat and return it to the Applicant with comments to resolve the outstanding issues. This action would allow the Commission to satisfy the 60 day deadline and a new review period would start when the Applicant submits a revised plat that addresses the comments.

#### **Old Business Items**

None.

#### **New Business Items**

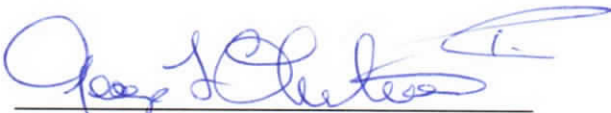
None.

#### **Other Business**

Mr. Stidham provided updates on the Berryville Area Plan update process as well as Staff's progress on organizing the updates of the Agricultural Land Plan, Waterloo Area Plan, and Double Tollgate Area Plan.

Mr. Nelson noted an article in Earth magazine that listed all of the natural gas producing areas in the lower 48 states, and an article in the Washington Post showing the USGS's new natural and induced earthquake hazards map. He said that he could make copies if any members were interested in reading the articles.

The meeting was adjourned by consensus at 3:51PM.



George L. Ohrstrom, II, Chair



Brandon Stidham, Planning Director